

Burghill Neighbourhood Plan

Responses to examiner's questions – 17 October 2018

This should be read in conjunction with Burghill Parish Council responses and only those question specific directed to Herefordshire Council have been addressed.

Question 4:

Policy E2 indicates that not all employment land was named within the Employment Land Study 2012 but sites should be adjudged using the methodology set out within the Study to ascertain where it should be classified as 'best' 'good' or 'moderate'. Therefore policy E2 could apply to the sites within Burghill. It is unclear whether this assessment has been undertaken by the parish council or their consultants during the production of the plan.

Question 6:

Herefordshire Council concur with the redrafting of Policy B3 and B4 as suggested.

Question 8:

Confirm that the design guidance has not been adopted by Herefordshire Council.

The guidance is prescriptive in some areas and could be seen as restrictive on future sustainable development. These design criteria could be support if sufficient evidence is in place to justify this.

Question 12:

Attached is the list of standard conditions which are used for contaminated land issues. Specific additional conditions could be added if required.

I47 Investigation of contaminated land

Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority.

Reason: The treatment of any potential contamination is a necessary initial requirement before any demolition and/or groundworks are undertaken so as to ensure that the site is satisfactorily assessed and to comply with Policy SD1 of the Herefordshire Local Plan – Core

Strategy [and the National Planning Policy Framework].].

I48 Contents of scheme to deal with contaminated land

The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the [public/buildings/environment] when the site is developed.

Reason: To ensure that potential contamination is removed or contained to the satisfaction of the local planning authority and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

I49 Implementation of measures to deal with contaminated land

Development shall not commence until the measures approved in the scheme have been implemented.

Reason: The treatment of any potential contamination is a necessary initial requirement before any demolition and/or groundworks are undertaken so as to ensure that contamination of the site is removed or contained and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

I50 Measures to deal with soil contamination

Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the local planning authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the local planning authority in writing and the scheme as approved shall be fully implemented and completed before any [residential] unit hereby permitted is first occupied.

Reason: The treatment of any potential contamination is a necessary initial requirement before any demolition and/or groundworks are undertaken so as to ensure potential soil contamination is satisfactorily dealt with before the development is occupied and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].